



13 Church Street  
Willingdon, Eastbourne, BN20 9HP  
£325,000





## 13 Church Street

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Phil Hall Estate Agents welcomes to the market this older style three bedroom end of terrace house, full of charm and potential, located in the heart of Willingdon Village. Perfectly positioned within walking distance of Butts Brow and the South Downs, this property combines a sought-after village setting with countryside access, and offers the opportunity for someone to come in, modernise, and create a truly wonderful home.

On entering, an entrance hall provides access to both reception rooms as well as a useful under stairs storage cupboard.

To the left sits the front-facing living room, a bright and inviting space with a feature fireplace and surround — the perfect focal point for a cosy family lounge.

Moving back through the hall, you step into the separate dining room, which benefits from direct garden access, stairs leading to the first floor, and an open square archway into the kitchen. This layout creates a natural flow between the main living spaces while still keeping each area defined.

The kitchen is currently fitted with a range of wall and base units, work surfaces, and space for freestanding appliances such as a cooker, washing machine and fridge/freezer. Although clean and functional, it offers clear scope for modernisation or even reconfiguration should a larger kitchen or utility space be desired.

From the kitchen, a sliding door leads into the ground floor bathroom, complete with a panelled bath and wash hand basin, with a further door into the cloakroom fitted with a low level WC. Many neighbouring properties have re-designed the layout to relocate the bathroom upstairs, which in turn allows for a much larger and more modern kitchen area downstairs — a real possibility here too.

The upstairs landing leads to three well-proportioned bedrooms, with the front bedroom enjoying an outlook over Church Street, and the rear rooms benefitting from views towards the South Downs. The layout presents ample flexibility to create an upstairs bathroom.







## LOCATION, LOCATION, LOCATION

Situated in the heart of Willingdon Village, the property enjoys a setting that is both picturesque and practical. A short walk takes you to a selection of local shops, pubs, and everyday amenities, giving the village a welcoming and convenient feel. For those who love the outdoors, Butts Brow and the South Downs are on the doorstep, offering miles of scenic walks and open countryside.

The area also provides excellent transport links, with easy access to the main roads in and out of Eastbourne, making it an ideal choice for commuters. Eastbourne town centre, with its wide range of shopping, leisure facilities, and seafront, is just a short drive away, while routes towards Brighton, Lewes, and London are all within easy reach.

Entrance Hall

Living Room

12'09 max x 10'11 (3.89m max x 3.33m)

Dining Room

12'09 max x 10'11 (3.89m max x 3.33m)

Kitchen

8'07 x 7'09 (2.62m x 2.36m)

Bathroom

5'08 x 5'03 (1.73m x 1.60m)

Cloakroom

5'09 x 2'10 (1.75m x 0.86m)

First Floor Landing

Bedroom One

12'09 x 10'11 (3.89m x 3.33m)

Bedroom Two

10'11 x 9'07 max (3.33m x 2.92m max)

Bedroom Three

10'11 x 8'07 (3.33m x 2.62m)

Outside

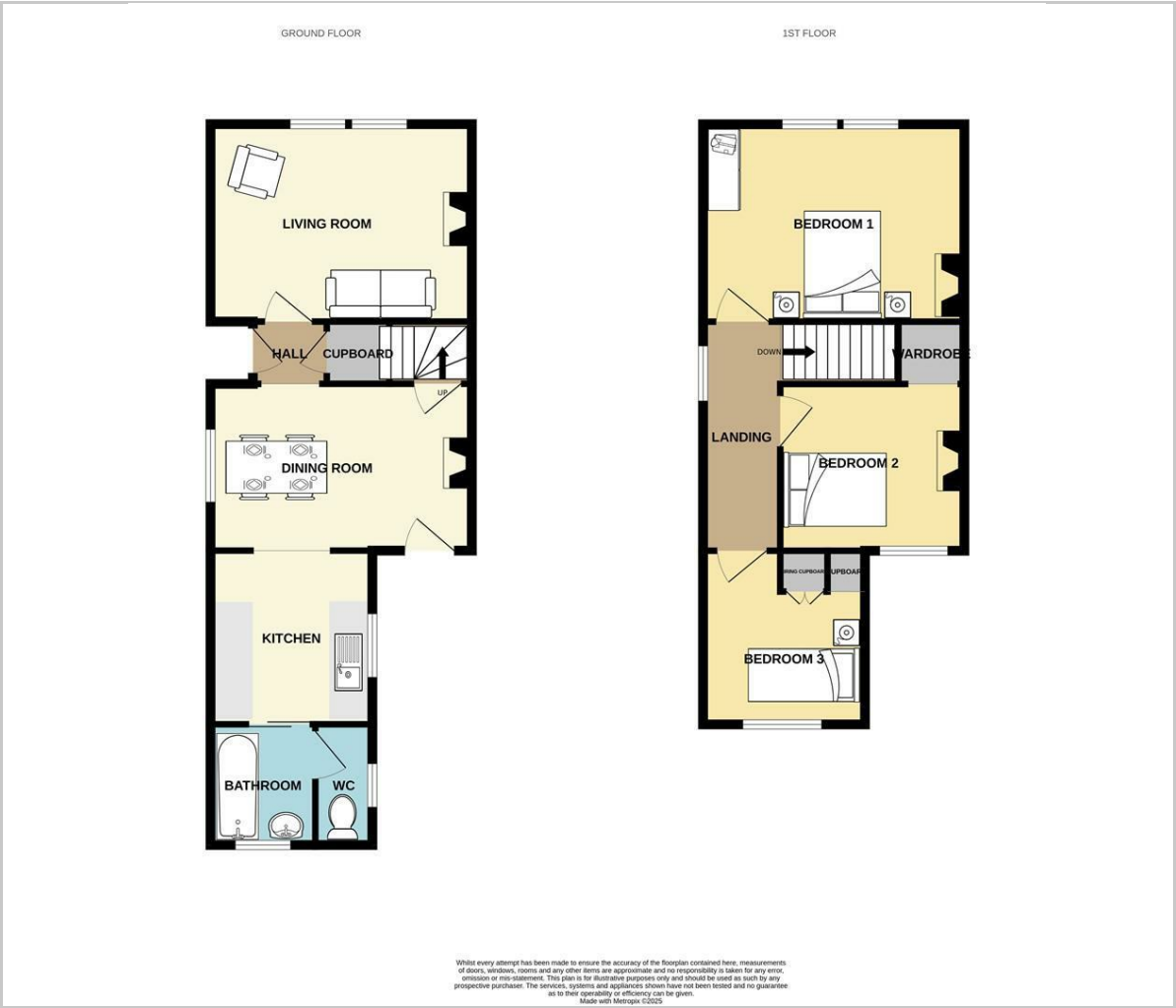
To the front, the property features a dropped curb, meaning with some modifications off-road parking could be created. The front garden is laid with shingle for easy maintenance — a blank canvas for planting or creative landscaping ideas.

The rear garden is a true hidden gem. Predominantly laid to lawn and complemented by a selection of small trees, it enjoys a private and tranquil feel with open views of the South Downs beyond — a perfect outdoor haven for both families and keen gardeners alike.





Floor Plan



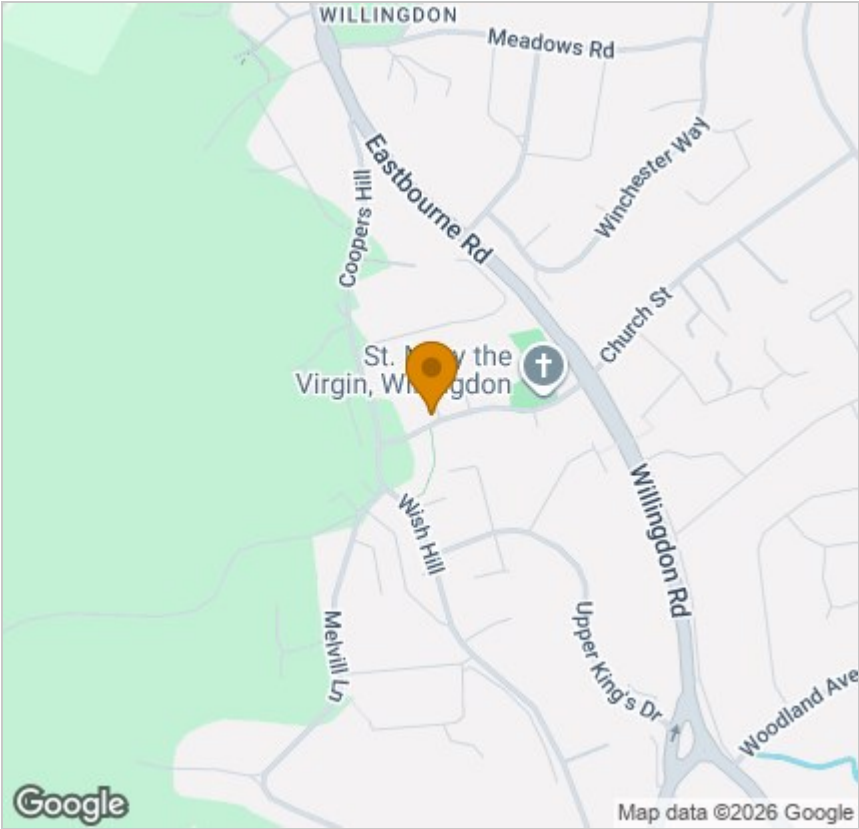
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

